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THE STORY OF

Oxnead Mill

Oxnead, Norfolk

SOWERBYS



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Oxnead Mill

Oxnead, Norfolk
NR10 5HP

Charming Period Home

Three Reception Rooms

Kitchen Breakfast Room

Cloakroom and Pantry

Indoor Swimming Pool

Four First Floor Bedrooms

Four Bathrooms

Self Contained Annexe

Grade II Listed Four Storey Water Mill

Idyllic Established Grounds of 3.5 Acres (STMS)

Formal Gardens, Meadows and River Frontage

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Tucked away in the heart of the Norfolk countryside, Oxnead Mill is a truly exceptional property - a quintessential period home accompanied by an awe-inspiring four-storey, Grade II listed water mill. The approach sets the tone beautifully: a long private driveway follows the tranquil River Bure, creating a memorable first impression.

Lovingly owned for over 60 years, the main house presents all the charm and character one would expect from a classic English country cottage, yet with well-proportioned and thoughtfully laid-out interiors. The ground floor offers a welcoming reception hall, a delightful sitting room, an elegant dining room perfect for entertaining, a well-appointed study, a fully fitted kitchen/breakfast room, pantry, and cloakroom.

Upstairs, the first floor provides flexible and generous accommodation. Three spacious bedrooms are served by two bathrooms, while a separate large studio flat - complete with its own bathroom and additional shower room - offers an excellent degree of privacy. This arrangement makes the property particularly versatile, whether for family living, guest accommodation, or independent use.

Adding to its appeal, Oxnead Mill boasts an indoor swimming pool and a very useful, self-contained annexe - ideal for accommodating relatives or generating additional income.

Just across the driveway stands the Grade II listed Water Mill, a spectacular structure that straddles the River Bure. Extending to approximately 8,250 sq. ft over four floors, it offers tremendous potential for a variety of uses (stpp) - from a unique commercial venue to an extraordinary residential conversion.

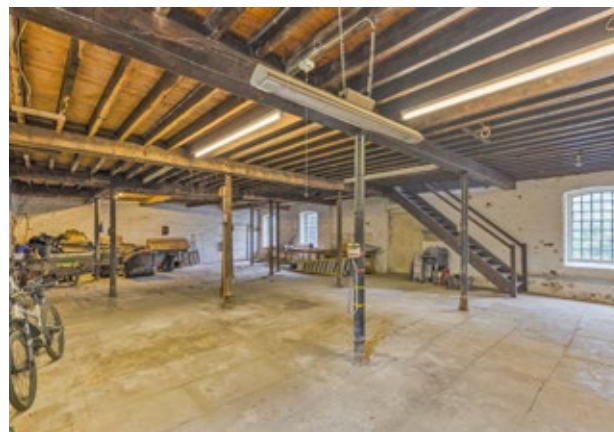
In previous years, the former owner used the mill to house a remarkable collection of cinema organs, hosting concerts, parties and other memorable events that celebrated its dramatic setting. Today, the mill also features a working water turbine that supplies renewable energy to the main house.





Set within approximately 3.5 acres of stunning, mature grounds, the property is a haven of peace and natural beauty. The formal gardens feature sweeping lawns, established borders, and majestic specimen trees, all framed by the gently flowing river. Wildlife thrives here, making it a sanctuary for nature lovers and those seeking tranquillity.

Oxnead Mill presents a rare opportunity to acquire a landmark property that seamlessly blends heritage, lifestyle and potential. With its idyllic riverside position, extensive grounds and the extraordinary presence of the water mill, it offers an unrivalled setting for those seeking a truly unique home in the heart of Norfolk.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Oxnead

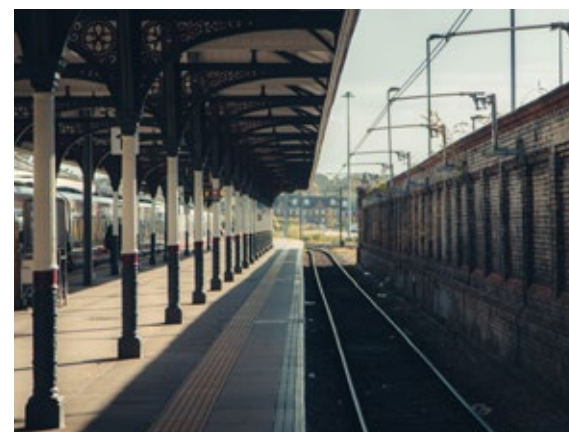
HERITAGE AND COUNTRYSIDE COMBINED

Oxnead is a fascinating lost settlement and former civil parish, now forming part of Brampton in the Broadland district of Norfolk. Steeped in history and rural charm, it lies around three miles south-east of the popular market town of Aylsham, with its array of independent shops, cafés, schools and regular markets.

Today, the hamlet is best known for the magnificent Grade I listed Oxnead Hall, once among the grandest country houses in England and still a landmark of historical and architectural importance. Alongside it stands St Michael's Church, a beautiful medieval building with close ties to the influential Paston family, providing a striking reminder of Oxnead's rich past.

The River Bure meanders through the landscape, creating an idyllic backdrop of water meadows, wildlife and rolling farmland. Despite its peaceful and secluded feel, Oxnead is well connected: Norwich is within easy reach by road, offering rail links to London, while the Norfolk Broads and North Norfolk coast provide endless opportunities for leisure and recreation.

This blend of heritage, natural beauty and accessibility makes Oxnead a truly unique and desirable location.



Note from Sowerbys



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SERVICES CONNECTED

Mains electricity. Private water and drainage. Oil fired central heating.

COUNCIL TAX

Main House: Band G.
Stable Cottage Annexe - Band A.

ENERGY EFFICIENCY RATING

F. Ref: 9024-3038-7206-1164-9204

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///mistaking.wide.emporium

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SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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